

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Manager is directed to initiate changes to the Land Development Code that create new standards for defining residential remodels. The following guidelines shall be submitted to the relevant boards and commissions and community stakeholders, including but not limited to the Planning Commission, Design Commission, Austin Neighborhoods Council (ANC), National Association of the Remodeling Industry (NARI), Homebuilders Builders Association (HBA) of Austin, and the Residential Development Regulations Taskforce (McMansion Taskforce), as a starting point for consideration:

1. A remodel is limited to the following items; otherwise it is a substantial remodel and must comply with the Land Development Code, as if it were new construction:
 - The removal of 50% of the structure's complete exterior walls and structurally supporting elements (columns, 2x4s and other such elements) from their current placement in the structure measured in linear feet;
 - Modification of the original roof line only to the extent that it is compliant with current code;

- The remodel pertains to the existing structure and must not expand horizontally or vertically, otherwise an application for an addition is required;
- The finishing of one remodel and starting of a second on the same structure should have a limited time constraint.

ADOPTED: _____, 2007

ATTEST: _____

Shirley A. Gentry
City Clerk